

**FEHILY
TIMONEY**

**DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE**

Urban Development



**SPECIALISTS FOR THE DELIVERY OF
URBAN DEVELOPMENT PROJECTS**

Fehily Timoney is an Irish Engineering, Environmental Science and Planning consultancy, specialising in the delivery of complex projects for our global clients.

FT offers a total project management solution, acting as consultants from initial project planning and feasibility through to detailed design, construction supervision, commissioning and handover.

FT has extensive expertise in all aspects of Urban Development, from planning strategy to detailed engineering design.

**CENTRES OF EXCELLENCE CONSIST OF A WIDE RANGE OF SPECIALIST CAPABILITIES INCLUDING:
ENERGY & PLANNING | INFRASTRUCTURE | WASTE & RESOURCE MANAGEMENT | URBAN DEVELOPMENT**

PROJECT PROFILES

CHERRY ORCHARD RESIDENTIAL DEVELOPMENT

Location: Dublin 10, Ireland

Client: MDY Construction Ltd.

Status: Complete

FT was responsible for the following elements of the project:

Due to the limited environmental sampling undertaken to date, FT deemed that further environmental assessment of soils at the site during construction was required to determine the suitability for reuse and categorisation of the waste status of material to be removed from site for disposal. FT supervised and managed intrusive investigations and soil/made ground sampling program to complete a comprehensive assessment of the contaminative status of soils/made ground at the development. This included analysis of laboratory testing, completion of generic risk assessment and recommendations for material reuse or disposal options for materials at the site.



5 VICTORIA ROAD DEVELOPMENT

Location: Cork Docklands, Ireland

Client: Target Ark Ltd.

Status: Complete

Planning permission was sought by Target Ark Ltd. for a mixed use development comprising 19 apartments with café and restaurant uses in a 10 storey building on a brownfield site in Cork's South Docklands. FT worked with James Bourke Architects, the designer, to provide planning and environmental services at this sensitive docklands site. The site is located within a protected structure and is subject to several height and other development restrictions.

FT was responsible for the following elements of the project:

- Pre-Planning consultation
- Design input for compliance with South Docklands Local Area Plan and National Guidelines
- Preparation of Planning Application documentation
- Coordination of Architectural Impact
- Assessment and Engineering inputs to the project
- Preparation of Supporting Planning Reports
 - Planning Statement
 - Mobility and Traffic Management
 - Landscape and Visual Impact Assessment
 - Environmental Impact Assessment Screening
 - Appropriate Assessment Screening and Natura Impact Statement
 - 'Part V' Social Housing Proposal
 - Construction Environmental Management Plan

ROCKSBOROUGH RESIDENTIAL & MIXED-USE DEVELOPMENT PHASE 1 & 2

Location: Wexford, Ireland

Client: Morrow Point Properties Ltd.

Status: Complete

Planning permission was sought for a residential development of 142 residential units in Wexford town. The development was proposed in two phases and units of semi-detached and terraced houses including apartments.

FT was responsible for the following elements of the project:

- Construction and Environmental Management Plan
- Mobility and Traffic Management Plan
- Natura Impact Statement
- Planning Appeal
- Planning Strategy

PLANNING SERVICES



FT provides a variety of services and advice on all aspects of the development process in the residential, commercial, industrial, retail, mixed use urban development, waste and energy sectors.

Our knowledge of planning law and procedures and specialist technical expertise is central to guiding businesses, developers and clients through the intricacies of the planning system allowing our clients to be leaders in strategic and commercial decisions.

Our professionally qualified Irish Planning Institute planners supported by engineers, scientists and ecologists work to ISO accredited quality standards providing a co-ordinated approach to problem solving and a one-stop shop for development proposals in the key areas of urban design, large scale residential development, commercial and retail development and, mixed-use district centres.

Key Services:

- GIS
- Housing Studies
- Planning Appeals
- Planning Applications
- Planning Strategy
- Retail Impact Assessment
- Strategy Housing Development
- Zoning Submission



ENVIRONMENTAL SERVICES



Our knowledge and expertise of the EIA Directive and Habitat Directive gained from local and international commissions in large scale infrastructure projects and urban development schemes allows for a focused and robust strategy to development, ensuring projects apply a best in class approach and minimises risk of successful legal challenge.

Our knowledge and expertise has been employed successfully in Ireland, UK and the Middle East through a broad range of projects such as motorway schemes, large industrial developments, renewable energy projects, major waste treatment facilities and mixed use urban development schemes.

Our breadth of experience enables us to deliver a broad range of services to both private and public sector clients, providing a multi-disciplined approach.



Key Services:

- Appropriate Assessment and Natura Impact Assessment
- Due Diligence
- Ecological Surveys
- Environmental Auditing/Monitoring
- Environmental Impact Assessments
- Environmental Management Systems
- Feasibility Studies
- Flood Risk Assessments
- Noise Impact Assessments
- Public Consultation Campaigns
- Traffic Impact Assessment
- Mobility Management Plans

CIVIL STRUCTURAL DESIGN



FT's Civil Infrastructures team offers the primary services of planning, road design, drainage design, water supply design, utilities design, structural design, geotechnical design and project management. The team provides a range of services for all stages from planning feasibility, detailed design and project/construction management.

We provide this range of services at all stages of development. FT's team has extensive experience in all forms of procurement of civil infrastructure and contract forms, including Design and Build, Employer's Design and Public Private Partnership.

Our team of specialist engineers and designers can provide a cost-effective approach to structural and civil design through leading and working within design teams.



Key Services:

- CAD & Revit Modelling
- Conceptual Layout
- Construction Supervision
- Design Optimisation
- Detailed Design
- Flood Risk Management
- Geotechnical
- Project Management
- Project Supervision for the Design
- Process/Construction Stage
- Procurement Tender Assessment
- SuDS Design
- Surface water drainage, attenuation design & modelling
- Value Engineering
- Water supply network design

INTEGRATED APPROACH OF DESIGN & PROJECT MANAGEMENT

FT's multi-faceted team has experience in the planning, environmental, civil infrastructure and geotechnical aspects of developments. We have experience in bringing projects from Appraisal to Construction.

Project Management

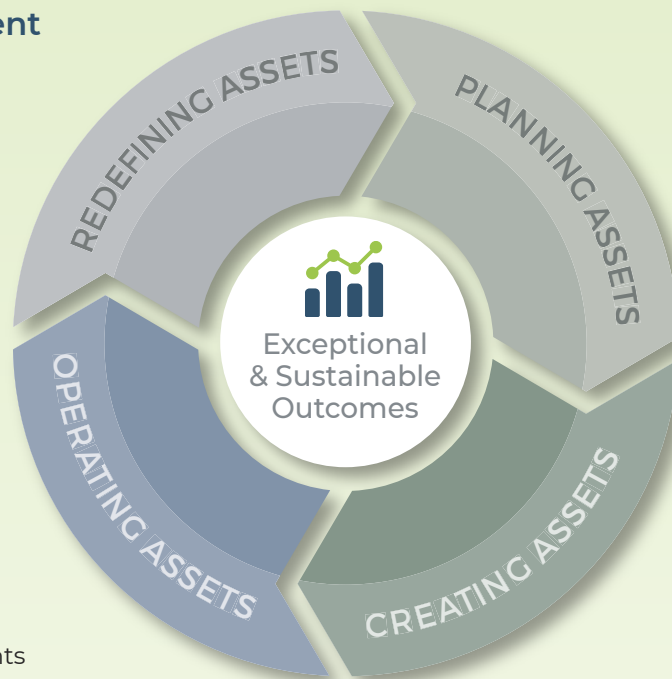
- Planning
- Design
- Construction
- Health & Safety

Structural Design

- Bridges
- Tunnels
- Foundations

Civil Design

- Roads
- Waste Water Treatment
- Traffic Impact Assessments
- Mobility Management Plan



Drainage Design

- SuDS Design
- Surface Water Drainage Attenuation Design & Modelling
- Hydraulic Analysis & Design

Planning Strategy

- Managing & Coordinating Planning Proposals

Environmental Surveys

- Appropriate Assessment
- Environmental Impact Assessment
- Noise & Air Quality
- Waste Management Plans
- Construction Management Plans

Our team of highly qualified project managers, engineers, planners and environmental scientists have extensive experience to take projects from start to finish, including land use planning and design, civil engineering and environmental surveys.



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www.fehilytimoney.ie

📍 CORK OFFICE

📍 DUBLIN OFFICE

📍 CARLOW OFFICE

